



Targeted Growth and Revitalization Areas (Places)

Purpose and Intent	Management Guidelines	Location Guidelines
<ul style="list-style-type: none">• Provide focal points for dense, mixed-use growth, economic development, and revitalization.• Accommodate a significant portion of a jurisdiction’s growth.• Increase the supply of desirable residential and commercial development within a jurisdiction, and minimize market pressure for growth outside PFAs.• Integrate transportation and land use to provide a high level of accessibility to goods, services and resources, and to facilitate non-motorized travel, and, where appropriate, transit.	<ul style="list-style-type: none">• Supported by an adopted local comprehensive plan and corresponding goal(s), policies and implementation guidelines to concentrate the majority of the jurisdiction’s future growth.• Governed by local capital and non-capital plans, policies, ordinances, regulations, and procedures likely to achieve the Purpose and Intent for Targeted Growth and Revitalization Areas.	<ul style="list-style-type: none">• Located within a Priority Funding Area.• Should not be located in a PFA Comment Area.• Designated Sustainable Communities are automatically recognized, if proposed by local government.

Land Use Objectives

- Development and redevelopment is located in compact and integrated forms with livable features.
- Existing commercial centers and former single-use developments are redeveloped, potentially accommodating mixed-uses and providing improved transportation linkages to the rest of the community.
- Neighborhoods are walkable, streets are connected and a mix of uses is in close proximity to one another.
- Employment areas provide for the integration of compatible residential or retail developments and/or are designed to promote transit, pedestrian and bicycle connections to adjacent or nearby residential areas.

Existing	Proposed	Planning/Management Practices
<input type="checkbox"/>	<input type="checkbox"/>	Comprehensive plan support compact development, infill and redevelopment.
<input type="checkbox"/>	<input type="checkbox"/>	State-local collaborative programs, e.g. Enterprise and BRAC Zones, which promote growth, revitalization and sustainability.
<input type="checkbox"/>	<input type="checkbox"/>	Zoning and development regulations that allow higher intensity and/or mixed-use development.
<input type="checkbox"/>	<input type="checkbox"/>	Neighborhood Plans that promote revitalization and connectivity with surrounding land uses
<input type="checkbox"/>	<input type="checkbox"/>	Design guidelines that facilitate a variety of land uses and densities compatible with the context of community’s character.
<input type="checkbox"/>	<input type="checkbox"/>	Other locally proposed: (Please specify)

Transportation Objectives

- Pedestrian and bicycle access to and from transit, residential, employment, commercial and cultural sites is maximized.
- Enhanced multimodal connectivity between existing developed areas and new subdivisions and commercial developments.
- Alternative modes of transportation encourage and enable higher density/intensity development to reduce automobile dependency, and greenhouse gas emissions.
- Traffic congestion is addressed through programs and investments that help manage travel demand.
- Improved movement of goods through investments, asset management, and enhanced intermodal linkages.

Existing	Proposed	Planning/Management Practices
<input type="checkbox"/>	<input type="checkbox"/>	Comprehensive plan focuses capital and non-capital transportation efforts to improve mobility.
<input type="checkbox"/>	<input type="checkbox"/>	Local plans and regulations promote a friendly walking and biking environment, and maximize the effectiveness of existing facilities.
<input type="checkbox"/>	<input type="checkbox"/>	Locally funded capital improvement projects expand the transportation network to accommodate growth.
<input type="checkbox"/>	<input type="checkbox"/>	Parking plans and programs that support economic development and infill development.
<input type="checkbox"/>	<input type="checkbox"/>	Goods movement studies and capital investment programs promote the efficient movement of goods and services.
<input type="checkbox"/>	<input type="checkbox"/>	Other locally proposed: (Please specify)

Housing Objectives

- A range of housing choices is provided through redevelopment, new construction, and rehabilitation.
- Affordable housing is provided through maintenance, rehabilitation, flexible regulations and new construction projects.
- Affordable and workforce housing, for all types of housing needs and for all income levels is encouraged throughout the area to minimize concentrations of poverty, is located close to employment centers and is served by strong performing schools.

Existing	Proposed	Planning/Management Practices
<input type="checkbox"/>	<input type="checkbox"/>	Comprehensive plan accommodates the housing needs of existing and future residents.
<input type="checkbox"/>	<input type="checkbox"/>	Zoning regulations allow a variety of housing types within many of the jurisdiction’s zoning categories.
<input type="checkbox"/>	<input type="checkbox"/>	Housing rehabilitation is supported through funding and other assistance.
<input type="checkbox"/>	<input type="checkbox"/>	Affordable housing is promoted through policies and regulations.
<input type="checkbox"/>	<input type="checkbox"/>	Other locally proposed: (Please specify)

Economic Development Objectives

- Expanded job opportunities for all income levels in development centers and existing places.
- Jobs and housing are balanced in an effort to minimize commuting distances and enhance locational efficiencies.
- Job training and other incentives focus on local workforce needs.
- Private sector is strategically encouraged investment through supportive government regulations, policies, and programs.

Existing	Proposed	Planning/Management Practices
<input type="checkbox"/>	<input type="checkbox"/>	Comprehensive plan promotes strategic economic development efforts.
<input type="checkbox"/>	<input type="checkbox"/>	Economic development efforts focus financial and other assistance toward infill and redevelopment of existing commercial and industrial areas.
<input type="checkbox"/>	<input type="checkbox"/>	Support the retention and attraction of businesses through local policy and regulatory efforts.
<input type="checkbox"/>	<input type="checkbox"/>	Special planning or zoning overlay districts that promote targeted economic development.
<input type="checkbox"/>	<input type="checkbox"/>	Other locally proposed: (Please specify)